

# GOVERNMENT OF TELANGANA

## **ABSTRACT**

Town Planning – Change of land use from Industrial and Green Belt to Residential use in Sy.Nos.76,77,163,166,176 & 180 to an extent of 17.5 Acres of Kamareddy – Draft variation – Confirmed - Orders - Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M2) DEPARTMENT

**G.O.MS.No. 14.**

**Dated: 27.10.2014.**  
**Read the following:-**

1. From Sri Gampa Govardhan, MLA., Kamareddy dt.23.06.2012 through M(MA) No.1196, Dated: 26.06.2012.
2. Govt., Memo No.16151/H1/2012-1, Dated: 13.07.2012.
3. From the Commissioner of Industries Lr.No.29/1/2012/12858, Dated: 22.12.2012.
4. From DTCP Lr.Roc.No.8027/2012/H, Dated: 22.01.2013.
5. Govt. Memo No.16151/H1/2012-2, Dated: 25.03.2013.
6. From DTCP Lr.Roc.No.8027/2012/H, Dated: 22.05.2013.
7. Govt., Memo No.16151/H1/2012, Dated: 02.07.2013.
8. From DTCP Lr.Roc.No.8027/2012/H, Dated: 17.02.2014.
9. Govt., Memo No.16151/H1/2012, Dated:28.05.2014
10. From the Commissioner of Printing, Extraordinary Gazette No.273, Part-I, Dated: 05.06.2014.
11. From the Commissioner, Kamareddy Municipality Lr.No.G1/186/2007, dated.30.06.2014.

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## **ORDER:**

The draft variation to the Kamareddy General Town Planning Scheme, to the Master Plan which was sanctioned in G.O.Ms.No.478 MA., dated: 19.09.2000, was issued in Government Memo No.16151/H1/2012, Municipal Administration & Urban Development Department, Dated: 28.05.2014 and published in the Extraordinary issue of Gazette No.273, Part-I, Dated: 05.06.2014. On publication no objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dated: 17.02.2014 has informed that the applicant has paid an amount of Rs.9,37,475/- (Rupees Nine Lakhs Thirty Seven Thousand Four hundred and Seventy Five only) towards Development charges/ Conversion charges vide receipt No.0600020473 for Rs.2,99,625 & receipt No.012069930 for Rs.6,37,850/- as per G.O.Ms.No.158 MA., Dated: 22-03-1996. Further, the Municipal Commissioner, Kamareddy Municipality has published the draft variation notification in Deccan Chronicle daily news paper (English version) and Namasthe Telangana daily news paper (Telugu version). On publication no suggestions/ objections received from the public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Telangana Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**Dr. S.K. JOSHI,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

To  
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.  
The Director of Town and Country Planning, Hyderabad.  
The Regional Deputy Director of Town Planning, Hyderabad.  
The Municipal Commissioner, Kamareddy Municipality, Kamareddy .

Copy to:

The individual through the Municipal Commissioner, Kamareddy Municipality, Kamareddy .

The District Collector, Nizamabad District.

SF/SC.

**//FORWARDED ::BY:: ORDER//**

**SECTION OFFICER.**

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Telangana hereby makes the following variation to the Master Plan of Kamareddy Town, the same having been previously published in the Extraordinary issue of Gazette No.273, Part-I, dated 05.06.2014 as required by clause (b) of the said section.

**VARIATION**

The site to an extent of Ac.17.50 Gts in Survey Nos.76,77,163,166,176 & 180 of Kamareddy Town, the boundaries of which are shown in the schedule hereunder and which is earmarked for Industrial and Green Belt use in the General Town Planning Scheme (Master Plan) of Kamareddy Municipality, sanctioned in G.O.Ms.No.478 MA., dated:19.09.2000, is now designated for Residential use by variation of change of land use as the Northern and Western sides of the proposed site are already developed on ground and no new industries are coming up in the surroundings subject to providing 9.0 m buffer on Northern and Eastern side and also based on the Municipal Council Resolution No.05/27, dated 01.09.2007 as marked "A to P" in the revised part proposed land use map bearing G.T.P.No.04/2013/H, available in the Municipal Office, Kamareddy Town. **subject to the following conditions that:**

1. The applicant shall take prior approval before commencing the development Activity, from the competent authority.
2. The applicant shall provide 9.0 M buffer on the northern and eastern sides of the site under reference.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

North	: Existing 100'-0" Wide PWD Road (Railway Station to Karimnagar)
East	: Agricultural land and Cart Track
South	: 60'-0" Wide Master Plan Road
West	: 40'-0" Wide Master Plan Road (Proposed 60'-0" wide road as per L.P.No.45/2009/H and also as per the site plan submitted by the MC, Kamareddy Municipality)

**Dr. S.K. JOSHI,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

**SECTION OFFICER.**